

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name JDS Consulting		
	Case Number SR-66-17		
	Transaction Number 525113		
OWNER	Name KRM Holdings		
	Address P. O. Box 80755		City Raleigh
	State nc	Zip Code 27623	Phone 919-201-3048
CONTACT	Name B. Taylor Blakely		Firm Blakely Design Group
	Address 700 Exposition Place, S 105		City Raleigh
	State nc	Zip Code 27615	Phone 919-412-5415
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
<p>The requirement is to provide a maximum block perimeter of 4,000 feet (IX-3-PK zoning). We cannot meet this requirement because of an existing feature. There is a major floodplain in the rear. This feature generally parallels Angus Drive which would prevent any street connection. Angus Drive also is a dead end into a rock quarry. Also Jersey Court just a couple of hundred feet to the south is scheduled to connect across the floodplain to Fidelity Blvd. in the future. See UDO section 8.3.6 Administrative Design Adjustment Findings.</p>			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only

RECEIVED DATE:

DA -

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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The block perimeter can be met with the extension of Jersey Court 200 feet to the south
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The Jersey Court connection will conform to the Comprehensive plan
- C. The requested design adjustment does not increase congestion or compromise Safety;
Angus Drive is a dead end street. Dead ends into a rock quarry
- D. The requested design adjustment does not create any lots without direct street Frontage;
no new lots are created.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- Number 2. the presence of a stream and other natural features**

Individual Acknowledgement



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STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF WAKE

I, STEPHEN WATERS, a Notary Public do hereby certify that
B. TAYLOR BLAKELY personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 8 day of February, 2018.

Notary Public



My Commission Expires: 6-26-21

